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☐ 18052 Georgia Avenue
Olney, Maryland 20832
974-4321

☒ 10101 Lorain Avenue
Silver Spring, Maryland 20901
681-7500

☐ The Ritchie Center
765 Rockville Pike
Rockville, Maryland 20852
424-1860



1. RECEIVED FROM Irene S. Heine + Judith A. Heine January 17, 1980
a deposit of Two Hundred and no Dollars (\$ 200.00)
in the form of promissory note due 24 hrs after completion of sale
to be applied as part payment of the purchase of Lot 8 Block 8
Subdivision, Prince George County,
Maryland with improvements thereon (including built-in heating plant and air conditioning system, all plumbing and lighting fixtures, kitchen equipment including
range, refrigerator, built-in dishwasher and disposer, all wall-to-wall carpeting, cornices, curtain and drapery rods, awnings, screens, storm doors and windows, venetian
blinds, shades and indoor shutters, trees, shrubs and plants, now installed on the premises) known as address 4012 Ingraham Street, Hyattsville, Md. 3123 442-743
Total Price of Property Twenty seven thousand and no Dollars (\$ 27,000.00)
The Purchaser agrees to pay Two thousand seven hundred and no Dollars (\$ 2,700.00)
cash at settlement of which sum this deposit shall be a part. If deposit exceeds the down payment, any excess of deposit shall apply first to settlement costs and the
balance refunded to the Purchaser at settlement.

2. FINANCING

a. FIRST TRUST. (To be Placed or Assumed) The Purchaser is to N/A a N/A first deed of trust in lender's
usual form secured on said premises of \$ N/A due in N/A years and bearing interest at the rate of N/A per cent per annum
or the maximum prevailing rate at the time of settlement payable approximately N/A Dollars (\$ N/A)
per month, plus one-twelfth of annual taxes, fire insurance, and private mortgage insurance if required by lender.

b. SECOND TRUST. (To be Placed or Assumed) The Purchaser is to N/A a second deed of trust in lender's usual form
secured on said premises of \$ N/A due in N/A years and bearing interest at the rate of N/A per cent per annum, payable
N/A Dollars (\$ N/A) per month.

c. TRUST. (Seller to Take Back) The deferred purchase money amounting to \$ 24,300.00 is to be secured by a first (1st)
deed of trust in usual form on said premises to be paid in monthly installments of \$ 249.96 or more, without penalty, at maker's option, including

interest at the rate of 12 per cent per annum, each installment when so paid to be applied, first to the payment of interest on the amount of principal remaining and
the balance thereof credited to principal, which deed of trust the Seller agrees to accept as a part of the purchase price. In case of default in any payment, the entire amount
then remaining unpaid shall immediately become due and payable. Said trust and note may not be assumed or time taken subject to said trust and note without the prior
written consent of the note holder. The entire unpaid balance shall be due and payable in full within 90 days after the date of maturity of the note.

new at 249.96 for an additional 3 months with option to
cancel at any time without penalty.
The Seller hereby agrees to accept as a part of the purchase price, the deferred purchase money amounting to \$ 24,300.00 is to be secured by a first (1st) deed of trust in usual form on said premises to be paid in monthly installments of \$ 249.96 or more, without penalty, at maker's option, including interest at the rate of 12 per cent per annum, each installment when so paid to be applied, first to the payment of interest on the amount of principal remaining and the balance thereof credited to principal, which deed of trust the Seller agrees to accept as a part of the purchase price. In case of default in any payment, the entire amount then remaining unpaid shall immediately become due and payable. Said trust and note may not be assumed or time taken subject to said trust and note without the prior written consent of the note holder. The entire unpaid balance shall be due and payable in full within 90 days after the date of maturity of the note.

4a. FHA LOAN. It is expressly agreed that, notwithstanding any other provisions of this contract, the Purchaser shall not be obligated to complete the purchase
of the property described herein or to incur any penalty for forfeiture of earnest money deposit or otherwise unless the Seller has delivered to the Purchaser a
written statement issued by the Federal Housing Commissioner setting forth the appraised value of the property (excluding closing costs) of not less than
\$ N/A which statement the Seller hereby agrees to deliver to the Purchaser promptly after such appraised value statement is made available to the
Seller. The Purchaser shall, however, have the privilege and option of proceeding with consummation of the contract without regard to the amount of the appraised
valuation made by the Federal Housing Commissioner. The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban
Development will insure. HUD does not warrant the value or the condition of the property. The Purchaser should satisfy himself that the price and the condition of the
property are acceptable.

b. Paragraph 4a. above is applicable only in the event that Purchaser places a Federal Housing Administration (FHA) insured loan. Purchaser shall exercise the
above-mentioned privilege and option to proceed at the contract price which is over and above the FHA appraisal by giving the Seller notice of his intention to do so by
the method provided in Paragraph 29 hereof. Said Notice shall be given within five days after Purchaser receives the FHA appraisal. This contract is subject to FHA and
lender's approval. If the aforesaid approval is not obtained, it is expressly agreed that the Purchaser shall be refunded his deposit and the contract shall be null and void.

5. LOAN FEES. If a new loan is to be placed under this contract, the Purchaser agrees to pay a loan origination fee of 1% of the principal sum of the loan on FHA
and VA loans or N/A % on GOVERNMENT PROGRAMMED CONVENTIONAL (GPC) loans. The Seller agrees to pay a loan placement fee of N/A % of
said loan. The loan placement fee is based on the present mortgage money market and it is further agreed that the Seller will comply with any reasonable change in said
fee at the time of settlement provided said change is due to a change in the mortgage money market. Lender's Inspection Fee, if applicable, shall be paid by the Seller.
Purchaser agrees to pay Private Mortgage Insurance premium as required by lender.

6. EXAMINATION OF TITLE AND COSTS. Property is to be conveyed in the name of Irene S. Heine + Judith A. Heine the PURCHASER
HAS A RIGHT TO SELECT THE TITLE INSURANCE COMPANY, SETTLEMENT OR ESCROW COMPANY, OR TITLE ATTORNEY, and Purchaser hereby authorizes
the undersigned Agent to order the examination of title and the preparation of all necessary conveyancing papers through William Sackville
and agrees to pay the settlement charges in connection therewith, tax certificate, transfer and recordation taxes, conveyancing, notary fees, survey where required,
lender's fees (exclusive of inspection fee), and recording charges except those incident to clearing existing encumbrances. The Seller hereby agrees to pay any above-
mentioned costs incurred if upon examination the title should be found defective and it is not remedied as herein stated, and to pay a reasonable closing fee for
services rendered to him.

7. SETTLEMENT. The Seller and Purchaser are required and agree to make full settlement in accordance with the terms hereof on or before the 28th day
of February, 1980, or as soon thereafter as a report of the title and a survey, if required, can be secured if promptly ordered, and/or a
FHA or VA loan, if applicable, can be processed, if immediately applied for.

8. ADDITIONAL PROVISIONS. SPECIAL PROVISIONS IN THE ATTACHED ADDENDUM, BEARING THE SIGNATURES OF ALL PARTIES CONCERNED, ARE
HEREBY MADE A PART OF THIS CONTRACT. ADDENDUM ATTACHED: ☒ Yes ☐ No

Purchase price to include 2 rocking chairs on front porch
Purchasers are aware that contract must be approved by seller's attorney
Sellers are aware that purchasers are licensed real estate agents

9. AGENCY. The Seller recognizes N/A as the Agents
negotiating this contract and agrees to pay a brokerage fee for services rendered amounting to N/A % of sales price when this contract becomes binding upon
the Purchaser and the Seller. If not previously paid by the Seller, the party making settlement is hereby irrevocably authorized and directed to deduct and pay the
aforesaid brokerage fee from the proceeds of the sale. However, should settlement fail to occur within the time herein set forth, the Agent shall still be entitled to the
brokerage fee herein provided. THE ENTIRE DEPOSIT, RECEIPT OF WHICH IS ACKNOWLEDGED, SHALL BE HELD BY THE UNDERSIGNED AGENT AND DEPOSITED
IN AN ESCROW ACCOUNT IN ACCORDANCE WITH THE MARYLAND REAL ESTATE LICENSE LAW UPON RATIFICATION OF THIS CONTRACT BY BOTH
PURCHASER AND SELLER.

Sales Associate

Broker or Salesmanager

10. AGREEMENT OF PRINCIPALS. We, the undersigned, hereby ratify, accept and agree to this contract and acknowledge receipt of a copy thereof. The principals
to this contract mutually agree that it shall be binding upon them, their heirs, executors, administrators, personal representatives, successors and assigns, that the
provisions hereof shall survive the execution and delivery of the deed herein stated and shall not be merged therein; that this contract contains the final and entire
agreement between the parties hereto, and neither they nor their Agents shall be bound by any terms, conditions, statements, warranties or representations, oral or
written, not herein contained.

ADDITIONAL PARAGRAPHS NUMBERED 11 THROUGH 29 SET FORTH ON THE REVERSE SIDE HEREOF ARE INCORPORATED HEREIN AND MADE A PART
HEREOF AND ALL PARTIES ACKNOWLEDGE THAT THEY HAVE READ SAID PARAGRAPHS.

Margaret H. Foster guardian
Seller

for James M. Foster
Seller

Feb 26, 1980
Date of Acceptance

Phone: Residence

Office

Irene S. Heine
Purchaser

Judith A. Heine
Purchaser

9738 Briggs Cheney Rd. Silver Spg.
Address of Purchaser

384-2180
Phone: Residence

Office

IMPORTANT — READ REVERSE SIDE